



**Meeting Date:** May 23, 2006

**Department:** Infrastructure Planning and Geo Resources      **Staff Contact:** Tim West, Deputy County Manager or Public Works  
Steve Miller, Department Director  
Ray Orona, ROW Manager

**TITLE:** Sale of Parcels E-3 & E-5 of North Albuquerque Acres

**ACTION:** Motion to approve:

1. The sale of Parcel E-3 and E-5 of North Albuquerque Acres by Quitclaim Deed to D.C.L.P. Trust, Pursuant to State Statutes 13-6-2 and 13-6-2.1.
2. Administrative Resolution **AR -2006** supporting approval of the Sale.
3. Financial Resolution **FR - 2006** increasing the budget and accepting \$78,800 from the sale of Parcel E-3 and E-5 of North Albuquerque Acres.

## SUMMARY:

The sale of these parcels was previously solicited through RFB #0064-RS on February 27, 2006, which resulted “no bids” received. Public Works then went directly to realtors, developers and other private parties in the North Albuquerque Acres community to explore any real sale potential. This process produced a serious offer on Parcels E-3 and E-5 from the D.C.L. P. Trust for the appraised value of \$78,800.00. These parcels are located at the northeast corner of Paseo del Norte and Barstow Street NE, North Albuquerque Acres and the combined lots contain 41,466 square feet. The market value appraisal by Charles Graham Appraisal & Consulting Services, dated May 18, 2005, estimated the value of this parcel to be \$78,800.00 at \$1.90 per square foot. These parcels are landlocked with no real possibilities of access from adjacent properties to any existing roads thus resulting in diminution of both utility and corresponding value as evidenced by the appraisal. Upon the Board’s approval, the County must submit a request to the State Board of Finance, including an Administrative Resolution, authorizing the sale and a provision making the sale subject to approval by the State Board of Finance.

Parcels E-3 and E5 are comprised of a portion of Lot A, Block 10, NAA, Tract 3, Unit 3, purchased from the First Church of the Nazarene for the Paseo del Norte road construction project. Bernalillo County Public Works Division has determined that this excess land is no longer required for any other public project and its sale will generate funding for other County/Federal projects. There are no adverse impacts to any public agency or the well being of the public. This land will be returned to the private sector increasing the tax base and make funds available to the County for other federally funded projects within Bernalillo County.

**ATTACHMENTS:**

1. Quitclaim Deed and Legal Description
2. Copy of Current Appraisal and State Taxation & Revenue Review
3. Sale Justification and Recommendation/BC Public Works
4. Publication Notice
5. One (1) Original Real Estate Purchase Agreement
6. **AR - 2006**
7. **FR - 2006**
8. State Statute 13-6-2
9. State Statute 13-6-2.1

**FISCAL IMPACT**

Federal Projects Funds	BC12-566463-7999	\$78,800.00
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**STAFF ANALYSIS SUMMARY****COUNTY MANAGER**

See Summary. I recommend Board approval. TL 5/15/2006

**DEPUTY COUNTY MANAGER FOR PUBLIC WORKS**

This excess property is located between Barstow and Ventura north of Paseo del Norte. Proceeds from its sale may be used for other Federally funded projects. If approved, this sale is subject to subsequent approval of the State Board of Finance. I recommend approval. TW 5/10/06

**LEGAL**

The sale meets all statutory and regulatory requirements. The real estate purchase agreement and administrative resolution are approved as to form. JSL 5/12/06

**FINANCE**

<b>Budget</b>	The sale will increase Federal Project Funds by \$78,800. Amy Childers, Financial Services Administrator 5/10/06
<b>Purchasing</b>	Proper purchasing procedures have been followed. R. Suazo, Purchasing Administrator 5/5/06
<b>Contracts</b>	Contract Control Number 2006-0208 has been issued for the Real Estate Purchase Agreement with D.C.L.P. Trust for the sale of Parcel E-3 and E-5 of North Albuquerque Acres. R. Suazo, Purchasing Administrator 5/9/06
<b>Risk Management</b>	No comment necessary. David Baca, Risk Management 5/2/06